

“ In fields of dreams, where seeds  
take flight,  
A vision blooms, bathed in  
tranquil delight!  
From fertile soil, growth  
unfolds with grace,  
A legacy built, as **Kshethra  
Farms** find its place!! ”

**Prelaunch**  
of the Italian-countryside themed  
managed farmland project for the  
select few (Limited Units)...





# Tuscany Valley

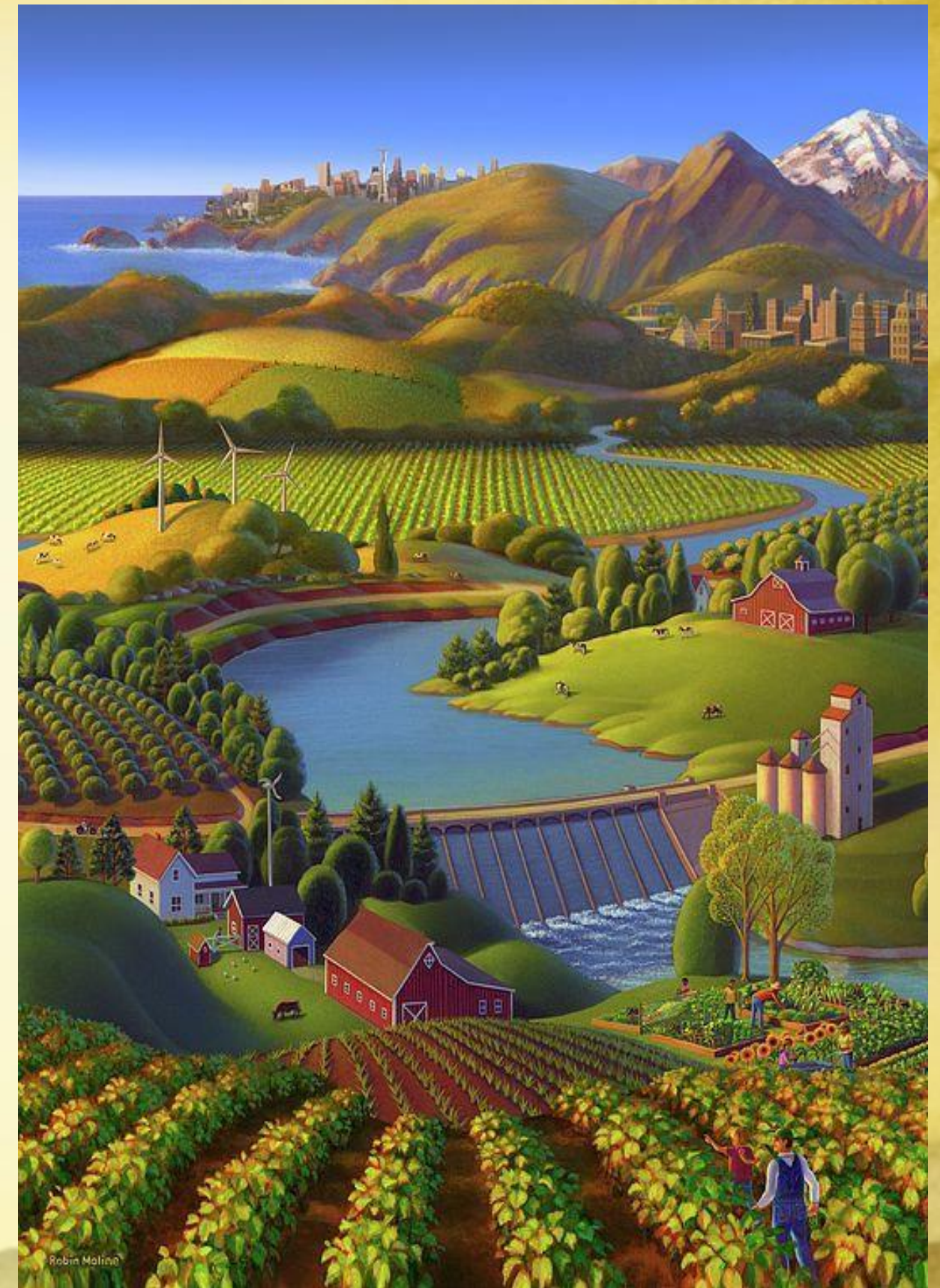
BY KSHETHRA LIFESPACES

The Italian countryside themed managed farmland

## Theme

The Italian countryside offers a beautiful confluence of man and nature. Vineyards, tiny houses called Trulli, narrow and hilly streets for bicycle riding and for long walks, country castles, caves and tunnels, stunning landscapes, chestnut forests, oaks, maples, courtyards, gardens, farmhouses and village pizzerias.

Life at its leisure, class in its lifestyle, nature at its best, art and culture at its heart...this is Italian Countryside...



## Venoto - Vineyard

Neat rows of vineyard farms formed aesthetically in the backdrop of stunning valley, lake and hill views. Relaxing wooden and stone vinery patios amidst with modern and minimalistic architecture.

And a personal wine making unit to learn the art of wine making and wine tasting.



## Club Olivetti

Club House surrounded by the lush greens and enhancing the rustic beauty.

A party hall, and cafeteria combined with design efficiency and aesthetic surroundings.

Beautiful landscape and citrus garden view from various seating positions at the Club Olivetti.



## Azzuri Sports Club

A sports club surrounded by plenty of lush greenery and natural lighting along with a swimming pool for better relaxation.

Adorned by ample green spaces and sport grounds/courts for Badminton/ Basketball and Football.

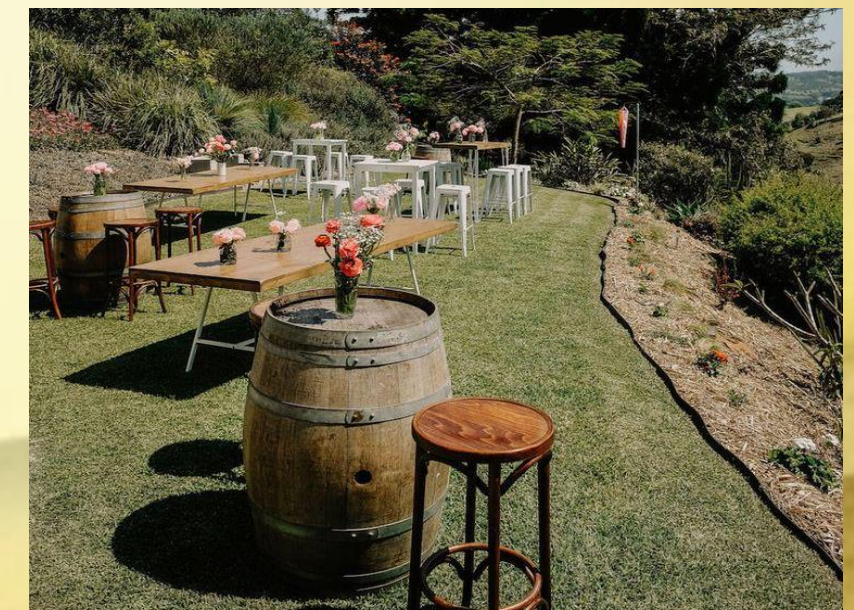
And Indoor games such as Table Tennis, Snooker and Foosball.



## Café Gallatino

Lake view Cafeteria at 15 feet height on top of the Club Olivetti with traditional country style bread making unit and village pizzeria.

Outdoor seating areas to provide scenic vineyard views. Menu to have fresh and quality offerings made of fresh farm produce. Additionally, an ambience created by the sandstone terrace and the sun-drenched patio. Lounges adorned by wooden tables and seating.



## Ruscello Ranch

A rustic fenced ranch for the horses, cattle, sheep and friendly pets and with meadows and dales to reflect the rich, long heritage protected by the **butteri** (Tuscany's Cowboys). A great place to merge man with the nature through these species.



## Divot Mini Golf Course

A nature surrounded Mini Golf course.

Developed with tee box, fairway, the rough and the other hazards with lush green lawns and supporting equipment.

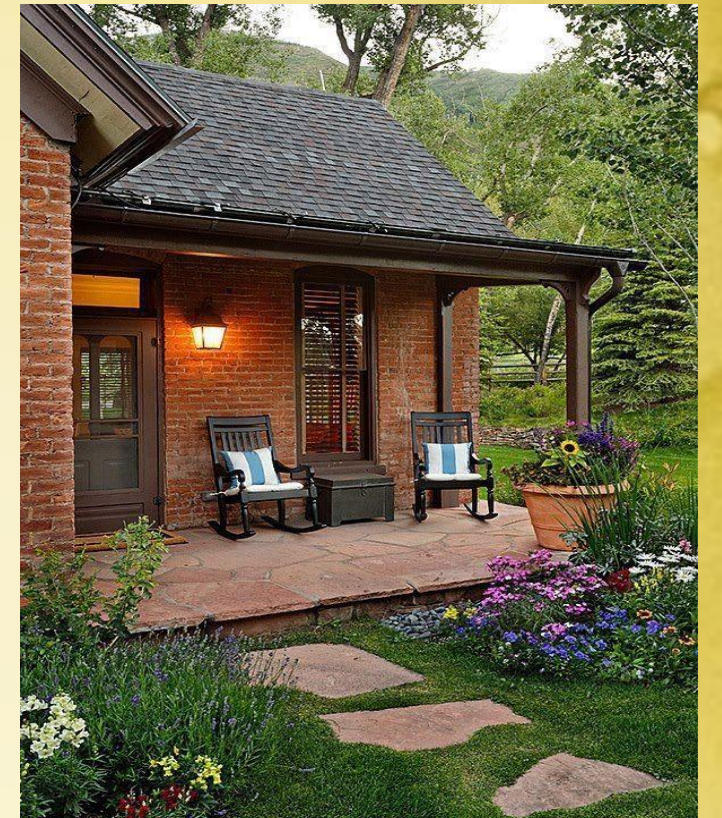
These lawns and infrastructure is maintained under the supervision of trained team.



## Cottages

Rustic chic Tuscan style blended with **multiple Architectural Cottages** surrounded by lush greens hill views:

- Casa Stella
- Casa Blu
- Casa Dellerose



## Glamping with Bonfire

Tuscany Valleys hosts different glamping destinations with excellent infrastructure for effective staycations.

These glamping tents are setup amidst serene nature.

A nicely lit bonfire place with perfect seating arrangements further leads to amazing vacations in the Tuscany Valley.



## Garda Water Pond

Tuscany Valley hosts a specially created and maintained Water Pond.

This picturesque water pond gives great ecological ambiance for the place.

Garda water pond brings in amazing view for inmates to watch birds swimming and quenching their thirst before taking the flight into the blue sky.

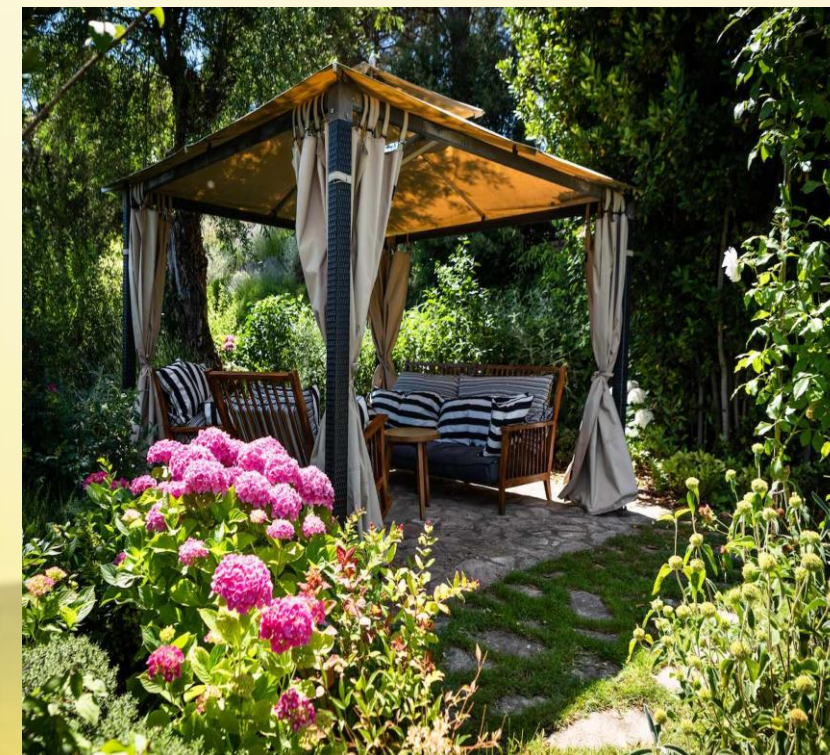


## Florentine Luxury Lounges

Nature surrounded Gazebo Lounges offer avenues to relax all along the gardens with loved ones.

These places adorned with breathtaking panoramic views along with the beauty of rolling fields, vibrant crops, and picturesque sunsets.

Gazebos are specially designed with the rustic styles with comfortable seating to connect with nature.



## Trails, Tracks & Treks

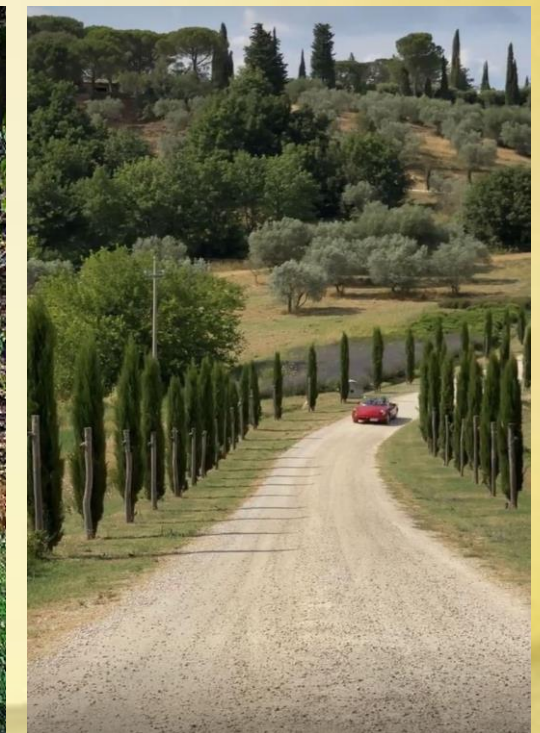
Cycling tracks are laid between vineyards.

Beautiful walking trails provide good surround views.

Trekking experience between vineyards and the nature.

Walking pathways between lush greens and Citrus Gardens.

25 ft. roads with Tuscan Style Beautiful Avenue Plantation.



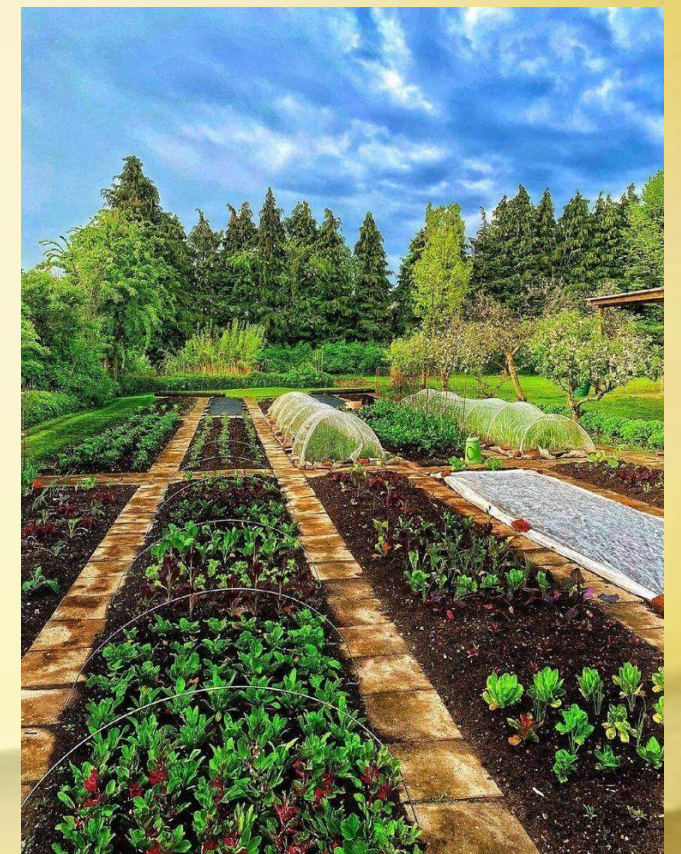
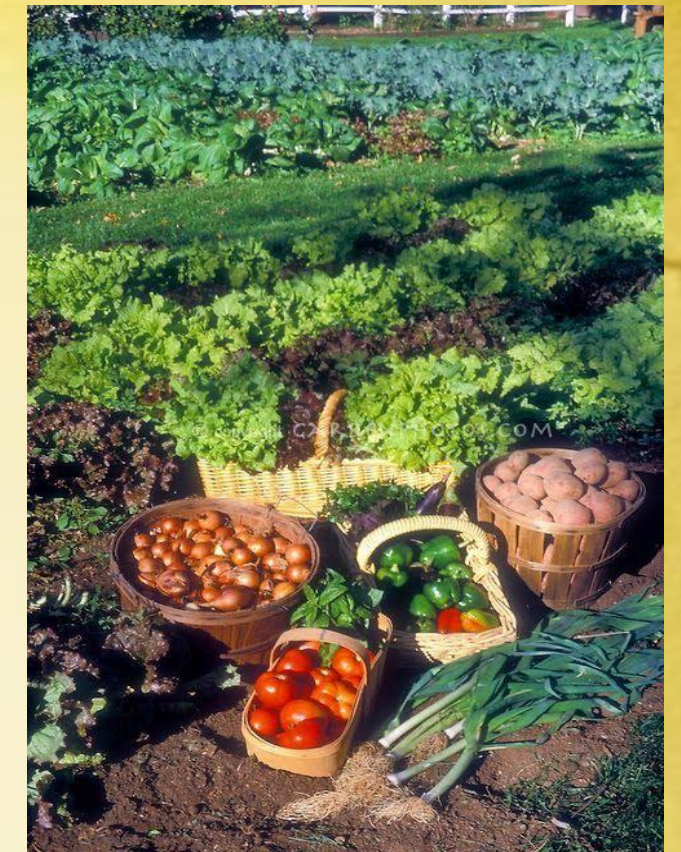
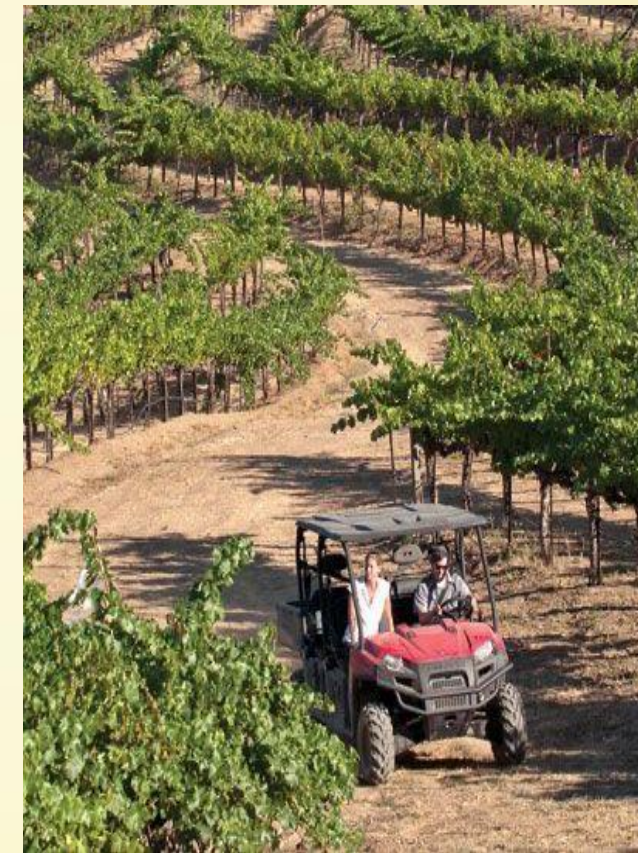
## Vendura Organic Garden

Organic produce for the community.

Live healthy and experience better lifestyle eating organic vegetables in our daily meals.

Grown in the supervision of agronomist.

An exclusive team of gardeners takes care of watering, weed removal, and so on.



## Strategic Location

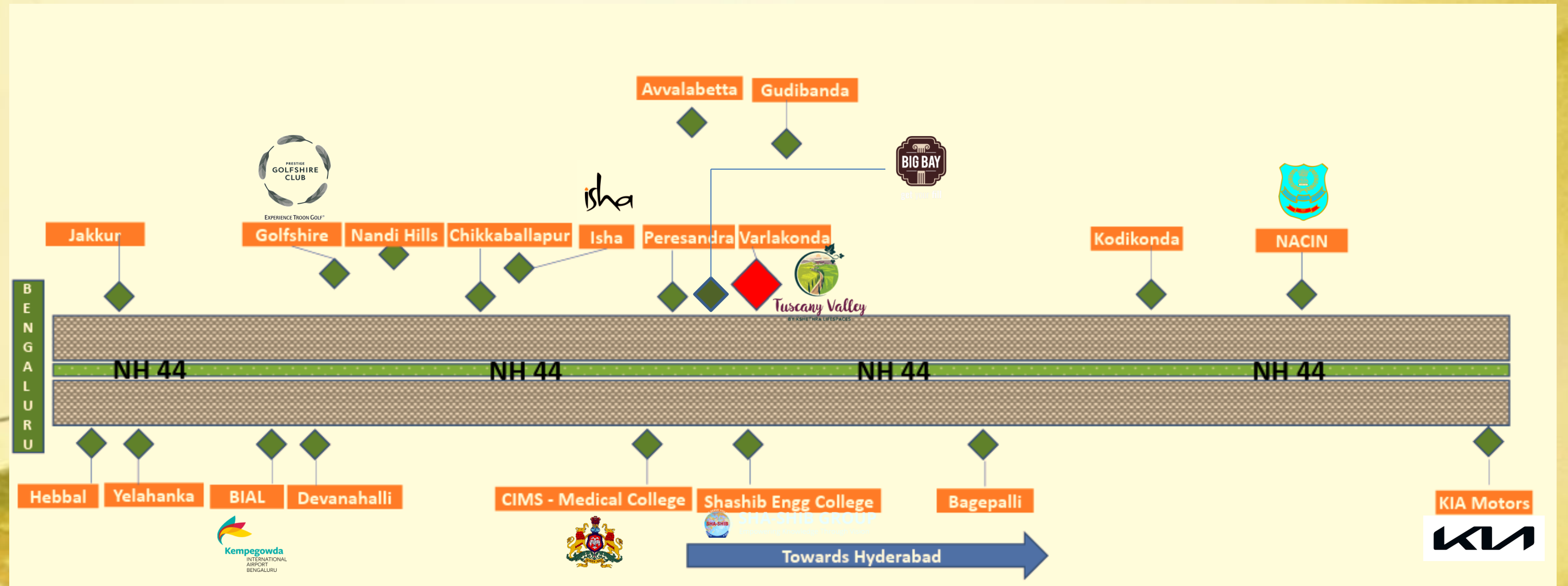


Agricultural land located at 4.1 km from Superhighway NH 44 (formerly known as NH 7) near beautiful Varlakonda Hill in serene surroundings at Varlakonda Village, Gudibanda Taluk, Chikkaballapur District.

The land is surrounded by different beautiful landforms such as hills, ridges, pediments, plains and valleys.



# Location Map – On the Superhighway NH44, in the Development Zone



## Location Highlights: Potential for High Investment Appreciation

4.1 kms from fast developing NH 44 superhighway on the north of Bengaluru.

At a short distance of 70 kms from Esteem Mall, Hebbal and 49 Kms from Bengaluru International Airport. Devanahalli is a fast developing residential, commercial and industrial zone.

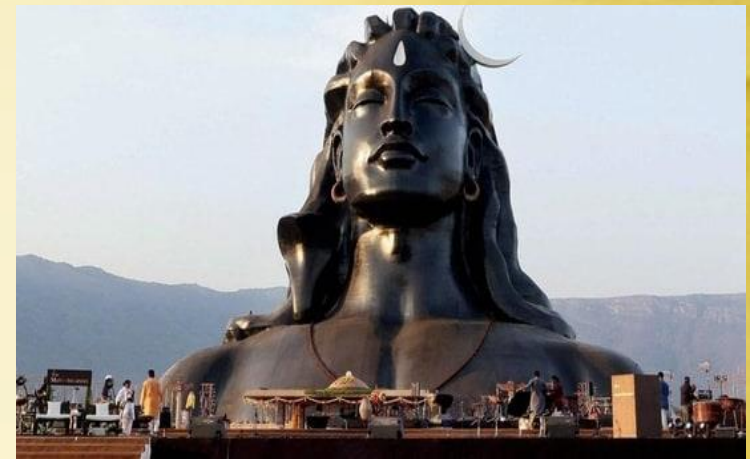
Located in Chikkaballapur, fast developing cultural centre on the north of Bengaluru.

Near to the ready-for-inaugural CIMS (Chikkaballapura Institute of Medical Sciences, Karnataka) with 300 bed hospital in ~60 acres on the highway.

Near to Sadhguru Sannidhi by Isha Foundation near Chikkaballapur.

Proximate to tourist, sport and trekking destinations such as Nandi Hills, Prestige Golf Club, Gudibanda Fort, Varlakonda Fort and Avalabetta Hill.

On the way to Kia India Automobile Hub, NACIN (National Academy of Customs, Indirect Taxes and Narcotics) and developing Industrial and Commercial centres.



## Location Highlights:

Big Bay – India's Largest Highway Food Mall launched  
Just 5 minutes away from Tuscany Valley

The location of Tuscany now has the best attraction of the largest Food Mall "Big Bay" spread around 2,00,000 sft area with 250 car parks with all the following facilities...  
Popular International & National Restaurants – Starbucks, KFC, Gopizza, Baskins & Robins, Haldirams, Burger King, Empire, Cococart



GOPIZZA



21 EV Charging Stations; Kids Play Areas; Rest Rooms; Pharmacy etc.

This underlines the importance of the location and good infrastructure around Tuscany making it a best investment destination.



Implementation Plan:  
All aspects in a Scheduled and Defined Timeline

Legal diligence – Completed.

Landlord Agreements – Completed.

Survey, architect designs – To be completed by  
November 2023.

Project Work – To commence by November  
2023.

Project Launch for regular sale slated before  
December 2023.



## Investment Proposal: Presale Offer Phase 1 Units with Hill View (Limited Units)

15% of common area (for roads and amenities)  
chargeable over and above the registered area.

Each unit holder to leave road facing side of the plot  
area about 5 feet for drip lines, electrical lines and  
common plantation.

INR 2,00,000 to 3,00,000 clubhouse charges based  
on unit sizes. INR 50,000 documentation charges.  
INR 50,000 to 80,000 maintenance deposit based on  
unit sizes.

There will be a lock-in-period of 15 months for the sale  
of investor units to any third party.

### Presale Offer to Customer

|   |           |
|---|-----------|
| Presale Price<br>per SFT                  | 279*      |
| Proposed Launch<br>Price Per SFT          | 359       |
| Presale Month                             | September |
| Launch Price<br>Establishment<br>(within) | December  |
| Investor Return<br>(annualized)           | 115%      |

## Tuscany Valley Presale Price Sheet

|  | Type 1<br>Florence | Type 2<br>Willow | Type 3<br>Bellissimo |
|--|--------------------|------------------|----------------------|
| Basic Unit Size  | 6000 SFT           | 8000 SFT         | 10000 SFT            |
| Chargeable Area incl common areas of 15% for roads and amenities | 6900 SFT           | 9200 SFT         | 11500 SFT            |
| Rate per SFT (INR)   | 279                | 279              | 279                  |
| Total Unit Amount (INR)  | 19,25,100          | 25,66,800        | 32,08,500            |
| Clubhouse Charges (INR)  | 2,00,000           | 2,50,000         | 3,00,000             |
| Documentation Charges (INR)                                      | 50,000             | 50,000           | 50,000               |
| Advance Maintenance (INR)  | 50,000             | 65,000           | 80,000               |
| Total Amount (INR)   | 22,25,100          | 29,31,800        | 36,38,500            |

## Tuscany Valley Unit Offering Amenities & Infrastructure

- 18 Acre gated community of managed farmlands as first phase with 24x7 security.
- Likely Second Phase extension of 10 to 20 acres.
- Net unit sizes of plots are 6,000 Sft (Gross Area 6,900 Sft) , 8,000 Sft (Gross Area 9,200 Sft) and 10,000 Sft (Gross Area 11,500 Sft) exclusive of 15% chargeable common areas (for roads & amenities), i.e., the Unit Registered Area would be after reducing the common area.
- Infrastructure of 25 feet (20 feet along short roads) internal pathways, drip irrigation, streetlights all along the streets, power infra for facilitating individual connections, CCTV surveillance and drip water tap connection.
- Each unit would be provided with a 12 feet ranch styled gate.
- Units would have Cement Pole Fencing with wired mesh (Vineyard Style).
- Each unit will be given standard plantation of combination of timber and fruit plantation suiting soil conditions (designs and plantation policy available with marketing team for your reference)

## Terms & Conditions


1. In presale, **90% of the total amount** has to be paid immediately.
2. The other amounts shall be paid before the registration of the unit.
3. The registration charges are in addition to the above and shall be borne by the Purchaser.
4. In case of variation of exact unit size before registration, the chargeable unit amount (other than clubhouse charges, advance maintenance, and documentation charges) would be adjusted proportionately.
5. The allotment of the units is subject to the seniority of payment for the units after the **landlord shares units of about 20**.
6. The payments under the presale are not subject to legal clearances; and **Kshethra Farms**, under an agreement, assures to return the amount paid in case of any legal issue.
7. In case of any purchaser taking more than one unit, the clubhouse charges would be there for each unit and will not be waived. It is the same for other charges, too, such as maintenance charges, documentation, and maintenance deposit.

## Terms & Conditions

8. At the time of registration of the respective unit, the final measurement taken for 11E sketch has rounding-off of the area. The registered area would be taken as such rounded-off area and 15% common area would be added to such rounded-off area to arrive at gross chargeable area.
9. Any plantation inside the unit other than the standard plantation given in the unit shall be the responsibility of the customer and he has to do at his own cost.
10. The pictures given in the Conceptual View on the amenities are primarily representative. The exact facility build up may not look the same and the choices of material would be depending on the land terrain without deviating from the concept/theme.

## Destination in the News – 1:

Karnataka Government is allotting **300 acres** of land to **Foxconn** for setting up manufacturing unit for iPhones (Apple Company) near Devanahalli.



The screenshot shows a news article from The Economic Times Tech section. The article title is "Karnataka govt to hand over 300-acre plot to Foxconn for iPhone facility soon". The synopsis states: "The Taiwanese tech giant has proposed to commission an assembly unit for Apple's iPhones near Bengaluru's international airport by April next year." Below the synopsis is a large image of the Foxconn logo. The article text below the image reads: "The Karnataka government will soon hand over a 300-acre plot near the international airport in Bengaluru to Hon Hai Technology Group (Foxconn) as all legal hurdles for the transfer of land have been cleared, state industries minister MB Patil told the legislative assembly on Friday."

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Business News > Tech > Tech & Internet > Karnataka govt to hand over 300-acre plot to Foxconn for iPhone facility soon

### Karnataka govt to hand over 300-acre plot to Foxconn for iPhone facility soon

ETech • Last Updated: Jul 14, 2023, 09:28 PM IST

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**Synopsis**  
The Taiwanese tech giant has proposed to commission an assembly unit for Apple's iPhones near Bengaluru's international airport by April next year.



The Karnataka government will soon hand over a 300-acre plot near the international airport in Bengaluru to Hon Hai Technology Group ([Foxconn](#)) as all legal hurdles for the transfer of land have been cleared, state industries minister MB Patil told the legislative assembly on Friday.

## Destination in the News – 2

### NH44, Chikkaballapur and Surroundings are Prime Investment Zones



## Destination in the News – 3: NH44, Chikkaballapur and Surroundings are Prime Investment Zones



**THE NEW INDIAN EXPRESS**  
Sunday, March 05, 2023 12:48:09 AM

Home > Cities > Bengaluru

### Nandi ropeway work to start before Karnataka poll bell

Foundation stone could be laid soon to beat model code of conduct

Published: 01st March 2023 07:48 AM | Last Updated: 01st March 2023 07:48 AM

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**DH DECCAN HERALD**

Home Budget 2023 Bengaluru Karnataka National Sports Business Opinion Videos Brandspot

### Karnataka Budget 2023 Highlights: Govt to set up startup park near Bengaluru airport

UPDATED: FEB 17 2023, 22:59 IST

With Assembly elections in Karnataka around the corner, Chief Minister Basavaraj Bommai presented the government's last budget. Whilst highlighting the achievements of the government over the past year, Bommai's Budget has tried to please all sections of society. Track highlights of the Budget, only with DH!

Destination in the News – 4:  
NH44, Chikkaballapur and Surroundings are Prime Investment Zones

**BangaloreMirror**  
Sun, Mar 05, 2023 MUMBAI MIRROR | PUNE MIRROR

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HOME / BANGALORE / OTHER / A 6-LANE UPGRADE FOR BENGALURU-HYDERABAD HIGHWAY

## A 6-lane upgrade for Bengaluru-Hyderabad highway

By Sridhar Vivan / Updated: Mar 22, 2022, 21:49 IST

f FACEBOOK t TWITTER in LINKEDIN e EMAIL



*Busy route to also get a real-time digital information system; project to cost Rs 4,750 crore*

Commuters using the Bengaluru-Hyderabad highway can breathe a sigh of relief. The route is soon set to become six-lane, providing hassle-free movement of traffic between the two state capitals.

## Developer Profile: Kshethra Farms

Kshethra Farms is promoted by a team of **passionate architects and finance professionals**.

Kshethra Farms offers managed-farmlands for the customers to use as **weekend second home** and also as a **work-from-the-farm** destination at easy drive from homes.

Kshethra Farms chooses locations which are **fast paced in development** offering **high appreciation in short term**.

Kshethra Farms has developed "**WOODSTORK HILLS**" a **40-acre community** at an hour distance from Bengaluru on **NH 44** and attracted good network of cosmopolitan clientele; offering high investment return of **80% to the initial customers** in 8 months time.

## Woodstork Hills:

NH 44 – Near Bagepally – Kodikonda Checkpost

A managed farmland project towards North Bengaluru on the NH 44 at Bagepally.

Located in the industrial zone near proposed Concept City and on way to KIA.

Developed in ~40 acres with good infrastructure around the place and by the side of beautiful lake.



## Boho Green Hills: Peresandra, Chikkaballapur

A ~ 40-acre bohemian styled managed farmland project on the NH 44 near Chikkaballapur.

Located near ready-to inaugural CIMS (Chikkaballapur Institute of Medical Sciences).

The project is near many interesting tourist spots and near fast developing education and religious infrastructure.

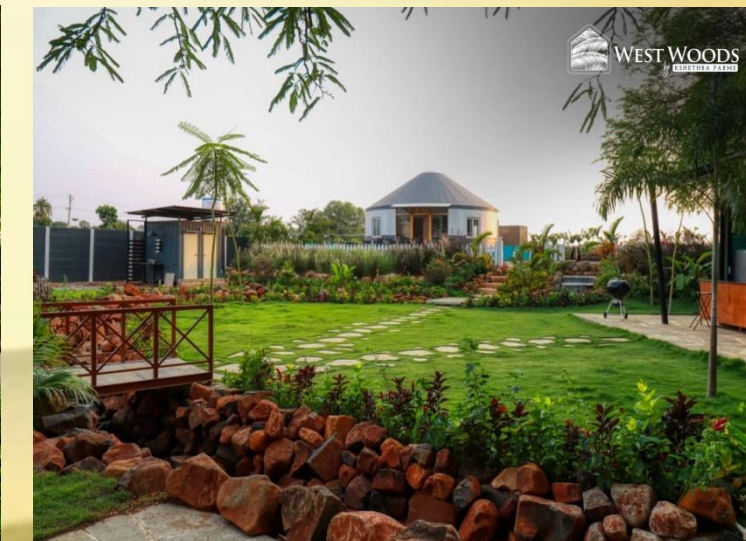
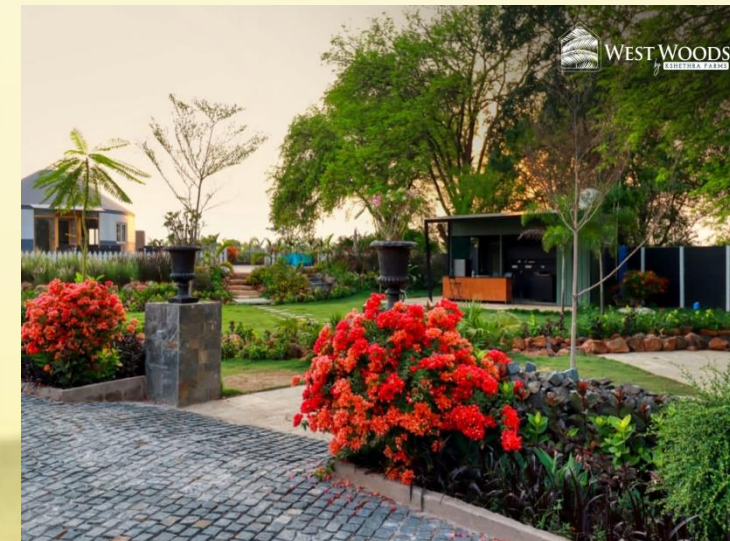
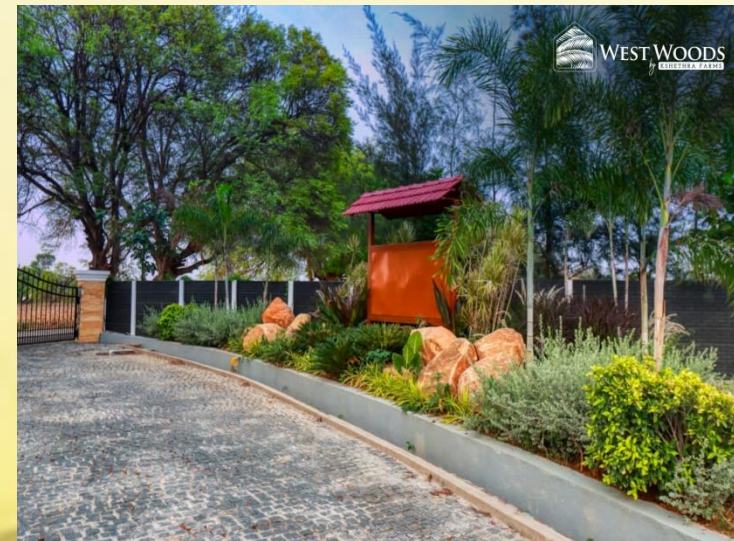
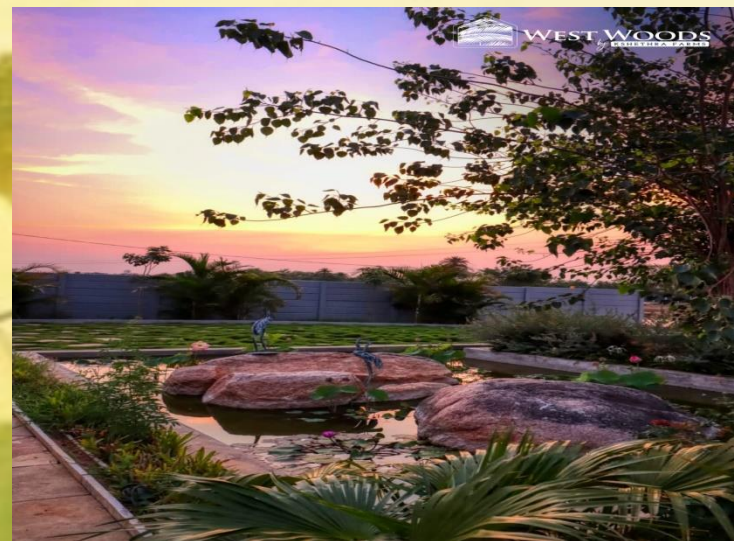


## West Woods: Shabad, Hyderabad

A managed farmland project at Shabad, Chevella, Hyderabad.

The project is spread around ~40 acres of picturesque agricultural land in the development zone.

Located near 3600 acres industrial area (Shabad-Sitarampur-Hayatabad) and close to the proposed RRR (Regional Ring Road).



# Advaya Bali: Devanahalli, Chikkaballapur

An Indo-Bali Holistic Managed Farmland project near  
Devanahalli, Chikkaballapur, Bengaluru.

The project is spread around 26-acres of land near Sadguru  
Sannidhi.

Located near to the Kempegowda International Airport,  
Bengaluru and very proximate to the fast-growing airport  
town Devanahalli.



# Thank You

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**KSHETHRA LIFESPACES**



**Tuscany Valley**

BY KSHETHRA LIFESPACES